

# ***LUNENBURG PLANNING BOARD TOWN OF LUNENBURG***

Damon McQuaid, Chair  
Matthew Allison, Vice Chair  
Kenneth Chenis, Clerk  
Gregory Bittner, Mbr.  
David Prokowiew, Mbr.



Tel: (978) 582-4147, ext 5  
Fax: (978) 582-4353  
960 Massachusetts Avenue  
Lunenburg, MA 01462

Adam R. Burney  
Land Use Director

Minutes  
April 11, 2016

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:30 PM

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

## **ANR PLANS:**

**768 West Street-** Plan presented by David Ross Associates to divide off 2.5 acres. The existing house will be on Lot 1. The Board noted that the required frontage is incorrectly listed on the plan. The Dimensional Requirement Table needs to be corrected prior to Board endorsement. Note #3 states- "Lots 1 and 2 are subject to drainage rights for a 4" drain pipe crossing the premises". This will be noted to the DPW Director. Motion to endorse Plan after Dimensional Requirement Table is corrected, K. Chenis, Second, M. Allison, all aye. Board members will come to the office to endorse the amended Plan once it is received.

**128 West Street-** Plan presented by David Ross Associates for a two-lot division. Existing house and garage will remain on Lot 1. Motion to endorse Plan, K. Chenis, Second, G. Bittner, all aye.

**INFORMATION MEETING: 36 Summer Street-** see separate minutes

## **PUBLIC HEARINGS:**

**203 West Townsend Road-** see separate minutes. K. Chenis, Motion to approve permit as submitted, Second, D. Prokowiew, all aye.

**Zoning Article, Agricultural Commission-** see separate minutes. K. Chenis, Motion to support bylaw change, Second, D. Prokowiew, all aye.

## **MINUTES APPROVAL:** All minutes signed.

3/28/16- Motion, K. Chenis, Second, G. Bittner

274 Prospect Street, 3/28/16- Motion, K. Chenis, Second, M. Allison

**DEVELOPMENT STATUS REPORTS:** no report

## **DIRECTOR'S ITEMS:**

**Traffic Counts-** Received the following requests from Board members. Rotary at Whalom Lake on Prospect Street side, Goodrich at Lancaster, Northfield at Rt 13, rotary at Whalom Lake on Pond Street side, and Oak Avenue. Discussion will continue at the next Board meeting.

**Site Plan Approval/Special Permit/Rules and Regulations:** Changes noted. Board will review at next meeting.

**Town Meeting, May 7, 2016-** noted

**MEETING SCHEDULE:**

April 25- Information Meeting- 301 Massachusetts Ave, Hannaford  
Public Hearing- 274 Prospect Street  
May 7- Town Meeting  
May 9  
May 23- Public Hearing- Highfield Village  
Public Hearing- 234 Summer Street

D. Prokowiew noted he will not be available for the April 25<sup>th</sup> meeting; may be able to participate remotely.  
A. Burney noted he will not be available for the July 11<sup>th</sup> meeting.

**BOARD COMMENTS/CONCERNS:**

**Committee Reports-**

**Building Reuse Committee-** no report

**Capital Planning Committee-** no report

**Agricultural Commission-** no report

**Storm Water Task Force-** met with Leominster DPW and MA Watershed Coalition

**MJTC-** no report

**MRPC-** no report

**Open Space Ad Hoc Committee-** no report

**School Building Committee-** no report

**Green Community Task Force (GCTF)-** no report

**ADJOURNMENT:** 8:35 PM

Documents used at meeting:

Minutes 03/28/16

Minutes 03/28/16 274 Prospect Street

ANR Plan, 768 West Street

ANR Plan 128 West Street

DRAFT Rules and Regulations